



Queens Road, Sudbury, CO10 1PQ

welcome to

Queens Road, Sudbury

NO ONWARD CHAIN a three bedroom bay fronted semi detached home set within this popular part of Sudbury that benefits from two spacious reception rooms and OFF ROAD APRKING



Entrance Hall

Double glazed door to front aspect. Stairs rising to first floor, radiator. Door leading to:-

Lounge

14' 9" x 10' 1" into bay (4.50m x 3.07m into bay)
Double glazed bay window to front aspect. Fireplace housing gas fire. Radiator.

Dining Room

12' 10" x 10' 8" (3.91m x 3.25m)
Sash window to rear aspect. Central heating boiler.
Door leading to kitchen and door to:-

Kitchen

8' 11" x 8' 9" (2.72m x 2.67m)
Window to side aspect and door leading to garden.
Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Hot water boiler. Space for appliances. Door to cellar and:-

Bathroom

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap.
Heated towel rail, radiator.

Cellar

13' 6" x 7' 7" (4.11m x 2.31m)
Power and light connected. Window to rear aspect.

Landing

Access to loft. Storage cupboard.

Bedroom One

13' 5" x 12' 2" (4.09m x 3.71m)
Two sash windows to front aspect. Built in wardrobe, radiator.

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m)
Sash window to rear aspect. Radiator.

Bedroom Three

8' 9" x 4' 6" (2.67m x 1.37m)
Sash window to side aspect. Door leading to cloakroom that has been added with a low level WC and wash hand basin. Radiator.

Front Garden

The driveway provides off road parking and there is an area of shingle and a pathway leading to the front door.

Rear Garden

The rear garden commences with a patio area, and the remainder is predominantly laid to lawn with rear gate access. Side access.

Agent's Note

As is usual with properties of this type, there is a right of way across the rear garden.



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Queens Road, Sudbury

- No onward chain
- Off road parking
- Three bedrooms
- Ground floor bathroom and first floor W.C
- Bay fronted lounge and separate dining room

Tenure: Freehold EPC Rating: D

£325,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.knowledgenet.com



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Property Ref:
SUD109991 - 0002

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